



BOARD OF ADJUSTMENT HEARING
Development & Business Services Center
1901 S. Alamo Street
BOARD ROOM
Monday, August 2, 2004 at 1:00 P. M.

Pursuant to authority granted by Section 551.071 Texas Open Meetings Act, entitled "Consultation with Attorney: Closed Meeting, "The Board of Adjustment may adjourn into Executive Session for advisement by Counsel in Case No. A-04-099.

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-04-087PP Krist Pratt
204 W. Gramercy Place

CASE NO. A-04-099PP Richard Alles
5813 Loop 1604 West

CASE NO. A-04-102 Charles & Marla Graybow
Represented by Jenks Boston, Burdick Homes
1610 Greystone Ridge

CASE NO. A-04-103 French Place Land Trust
Represented by Frank Hergert, Freedom Lake, LP.
902 W. French

CASE NO. A-04-104 Janie Fenton
7055 Coral Tree

CASE NO. A-04-105 Jose A. Garcia
1010 Hampton Street

CASE NO. A-04-106 Jose A. Garcia
923 Hampton Street

V. Consider approving the minutes of January 26, March 1/15, April 5/19, May 17, July 12/19, 2004.

VII. Adjournment

NOTE: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S. Alamo. Accessible parking spaces are located at the front entrance off of Alamo Street. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

BOARD OF ADJUSTMENT

August 2, 2004

CASE NO. A-04-087PP

Kris Pratt

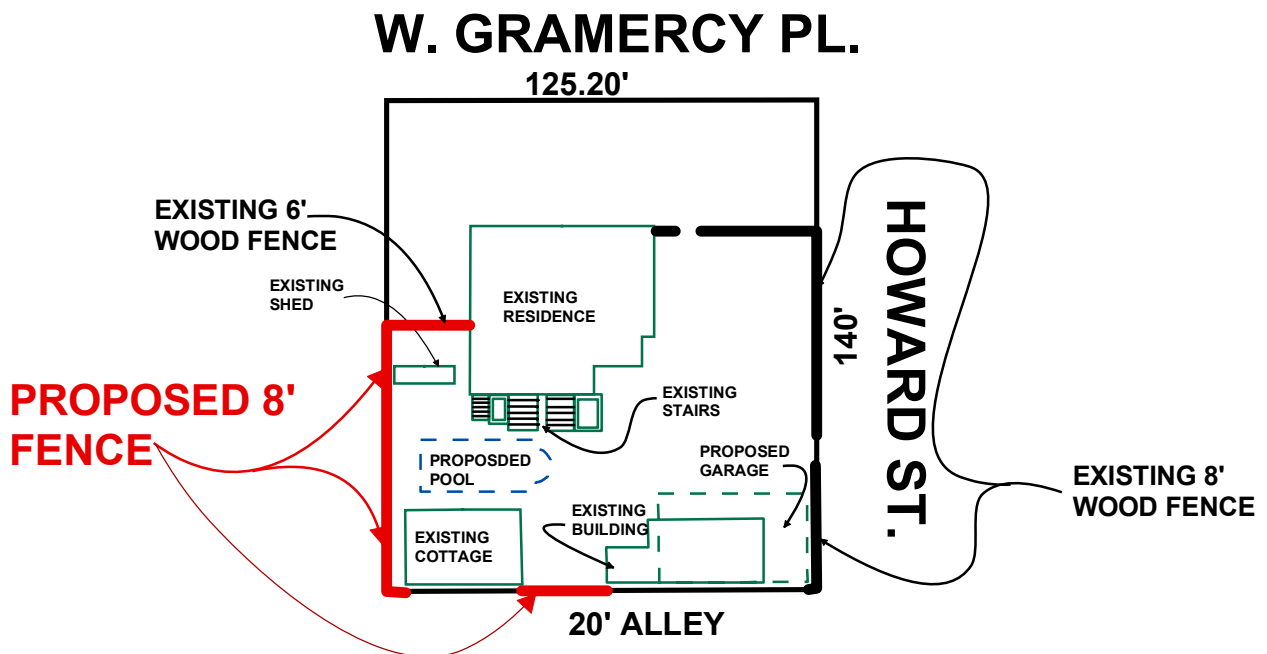
Lot 8 & the East 55' of lot 7, Block 6, New City Block 3971

204 W. Gramercy Place

Zoned: "R-5 H" Historic Residential Single Family District

The applicant requests a variance to erect an 8' fence on the west 76' of the property along the side and 43' along the rear property line and a variance to keep an existing 8' fence along 100' of the east property line on Howard Street. Section 35-514(c)(1) of the Unified Development Code limits the fence height to 6'.

The applicant's proposal is build an 8' fence and to keep the existing 8' fence.



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Plot Plan
A-04-087P.P.

Produced by the City of
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BOARD OF ADJUSTMENT

August 2, 2004

CASE NO. A-04-099PP

Richard Alles

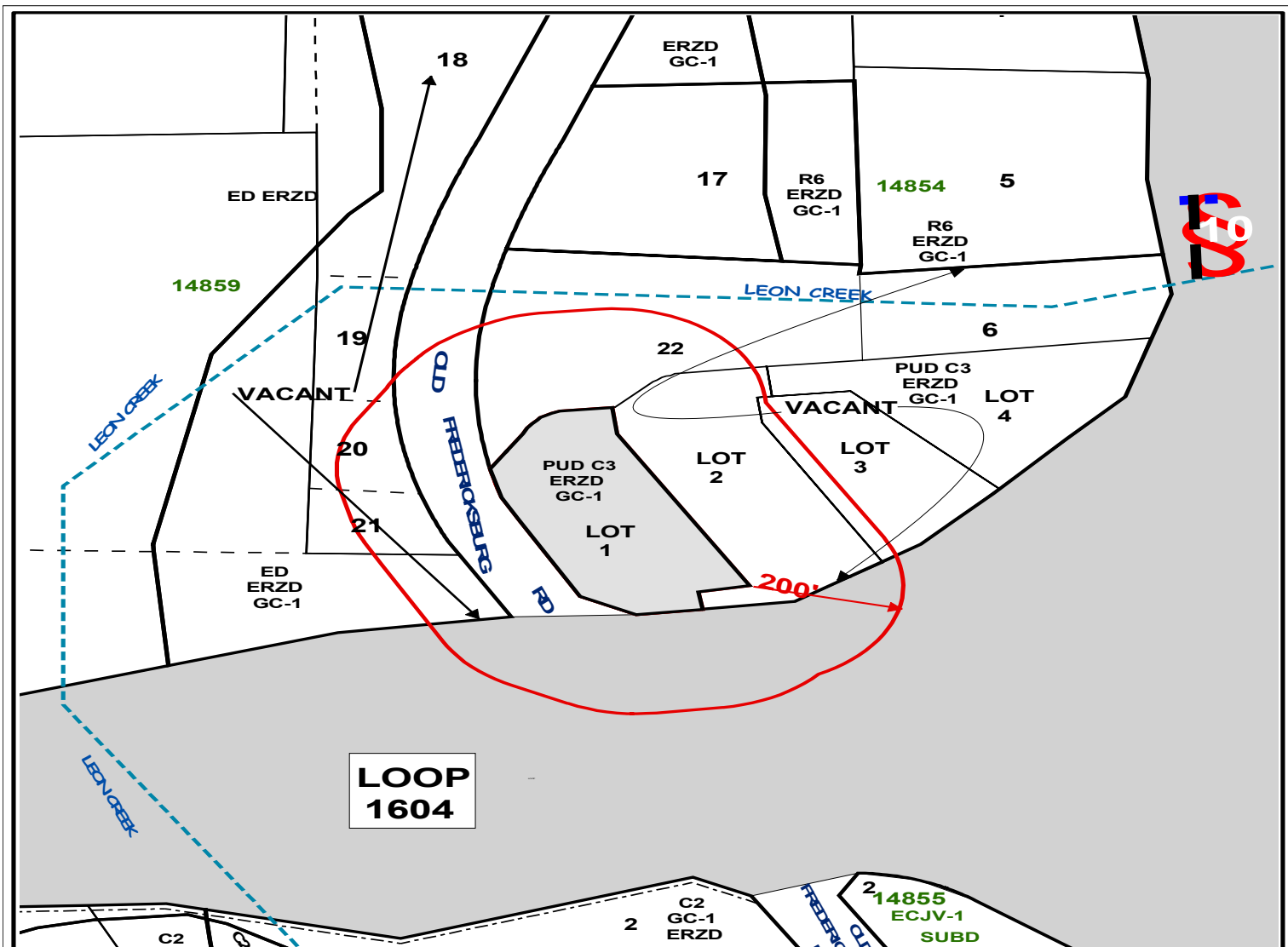
Lot 1, Block 1, New City Block 14854

5813 Loop 1604 West

Zoned: "C-3 PUD ERZD GC-1" Commercial Planned Unit Development Edwards Recharge Zone Gateway Corridor 1 District

The applicant, a concerned citizen, is appealing the Director of Development Services' decision to issue a building permit for a restaurant with non-commercial parking lot. Section 35-801(g) of the Unified Development Code states "to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.

The applicant intends to show just cause on why the permit should not have been issued.



BOARD OF ADJUSTMENT

August 2, 2004

CASE NO. A-04-102

Charles & Maria Graybow

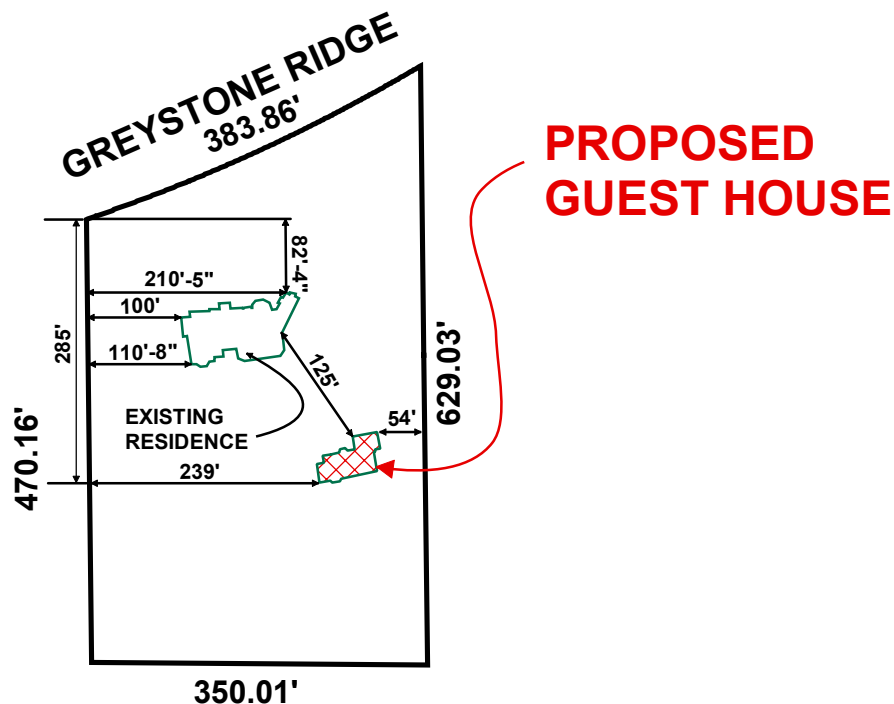
Lot 117, Block 1, New City Block 16334

1610 Greystone Ridge

Zoned: "R-6 PUD ERZD" Residential Single Family Planned Unit
Development Edwards Recharge Zone District

The applicant requests a variance to build an accessory structure that exceeds the total floor area requirements. Section 35-371(a)(6) of the Unified Development Code allows an accessory structure with a maximum of 800 square feet of total floor area.

The applicant's proposal is to build a 1208 square foot accessory structure.



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Plot Plan
A-04-102

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BOARD OF ADJUSTMENT

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CASE NO. A-04-103

French Place Land Trust

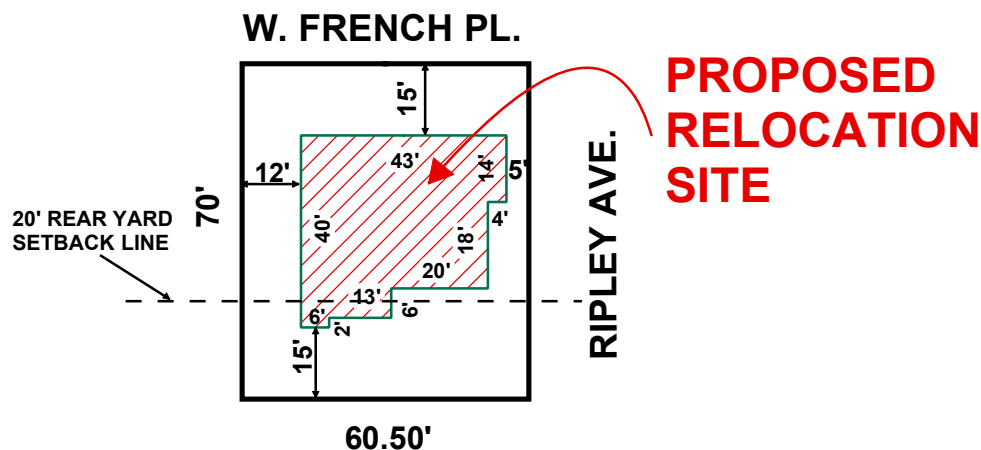
N 70' of the E 60.5' of Lot 8, Block 4, New City Block 1893

902 W. French Place

Zoned: "R-6 NCD 2" Residential Single-Family Neighborhood Conservation
2 District

The applicant requests a Special Exception to relocate a structure from 722 Center Street to 902 W. French Place and a variance to place this structure within the rear yard setback and on a lot that is substandard in size. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception and Section 35-310.01(b) of the Unified Development Code requires a 20' rear setback and a minimum lot area of 6000 square feet.

The applicant's proposal is to relocate this structure from 722 Center Street to 902 W. French Place for residential use with a 15' rear yard setback and on a 4235 square foot lot.



Plot Plan
A-04-103

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August 2, 2004

CASE NO. A-04-104

Janie Fenton

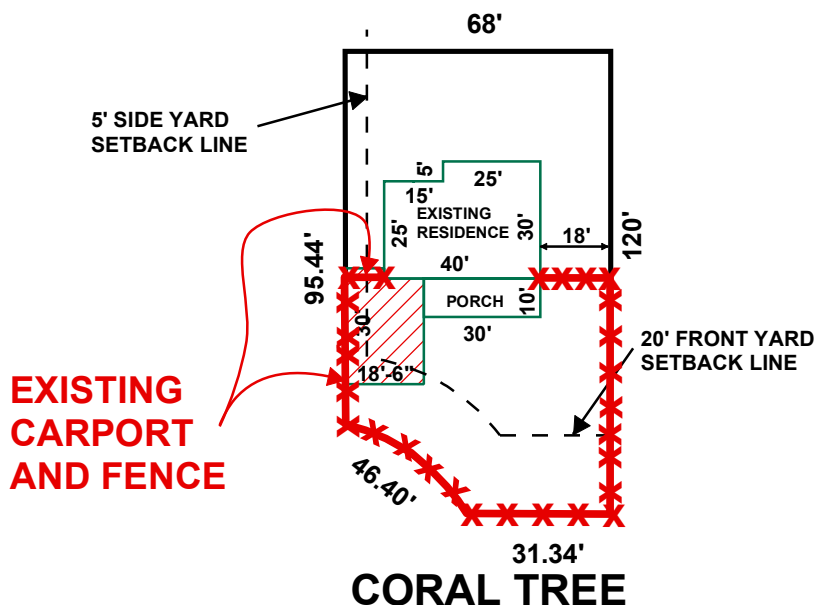
Lot 11, Block 48, New City Block 15382

7055 Coral Tree

Zoned: "R-6" Residential Single Family District

The applicant requests a variance to keep an existing 7' fence within the front setback and a variance to keep an existing carport within the front and side yard setbacks. Section 35-514(c)(1) of the Unified Development Code allows a 4' fence within the front yard setback and Section 35-516(g) of the Unified Development Code requires a 20' front yard setback and Section 35-310.01(b) of the Unified Development Code requires a 3' side setback with no overhang.

The applicant's proposal is to keep the existing 7' fence within the front setback and this carport with a 12' front yard setback and zero side yard setback.



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Plot Plan
A-04-104

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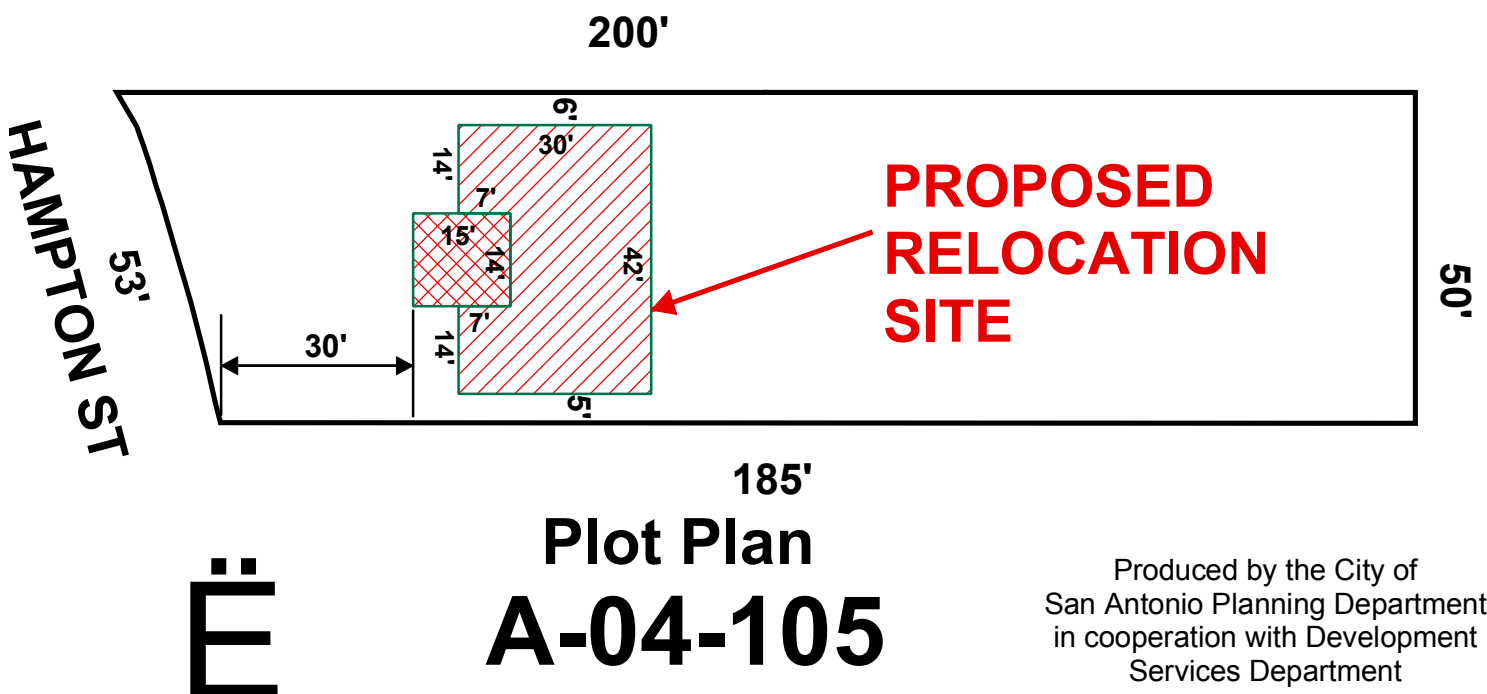
August 2, 2004

CASE NO. A-04-105

Jose A. Garcia
Lot 3, Block 23, New City Block 10298
1010 Hampton Street
Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 512 S. Cherry Street to 1010 Hampton Street. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception.

The applicant's proposal is to relocate this structure from 512 S. Cherry Street to 1010 Hampton Street for residential use.



BOARD OF ADJUSTMENT

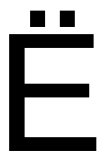
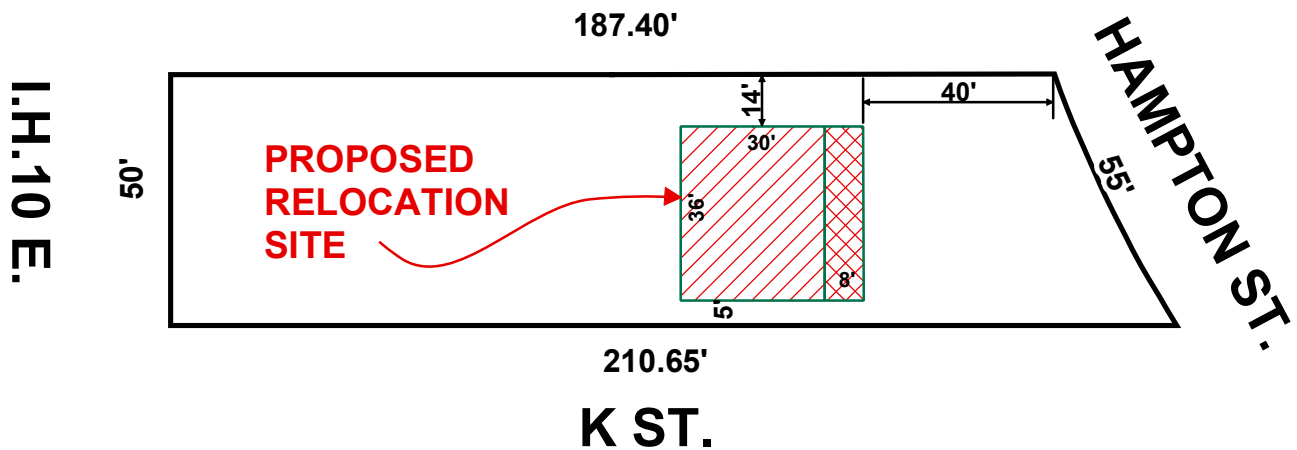
August 2, 2004

CASE NO. A-04-106

Jose A. Garcia
Lot 20, Block 9, New City Block 10290
923 Hampton Street
Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 518 S. Cherry Street to 923 Hampton Street. Section 35-389 of the Unified Development Code gives only the Board of Adjustment the authority to grant this Special Exception.

The applicant's proposal is to relocate this structure from 518 S. Cherry Street to 923 Hampton Street for residential use.



Plot Plan
A-04-106

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